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8 UNITED STATES DISTRICT COURT  
9 FOR THE CENTRAL DISTRICT OF CALIFORNIA  
10 WESTERN DIVISION

11 UNITED STATES OF AMERICA, ) Case No. 18-00604-CJC  
12 )  
13 Plaintiff, )  
14 ) FINAL ORDER OF FORFEITURE AS TO REAL  
15 v. ) PROPERTY  
16 )  
17 YU HAO HUNG, )  
18 aka "Alex Young," )  
19 aka "Allison Kawai," )  
20 aka "Charlene," and )  
21 )  
22 TI LU, )  
23 aka "Deer Lu," )  
24 aka "Jen Lu," )  
25 aka "Jerry Young," )  
26 )  
27 Defendants. )  
28 )

21 WHEREAS, the Court on April 29, 2019 entered preliminary  
22 orders of forfeiture as to defendants YU HAO HUNG, aka "Alex  
23 Young," aka "Allison Kawai," aka "Charlene" and TI LU, aka "Deer  
24 Lu," aka "Jen Lu," aka "Jerry Young" (collectively,  
25 "defendants");

26 AND WHEREAS, in compliance with the publication requirement  
27 of Fed. R. Crim. P. 32.2(b)(6), and pursuant to 21 U.S.C.  
28 § 853(n)(1), plaintiff United States of America ("the

government") caused to be published on an official government internet website (i.e., [www.forfeiture.gov](http://www.forfeiture.gov)) for 30 consecutive days, beginning on May 3, 2019 and ending on June 1, 2019, a notice advising any third parties claiming an interest in the specific property set forth in the preliminary orders of forfeiture that they were required to file, within 60 days of the first date of publication of the notice, petitions with the Court pursuant to Fed. R. Crim. P. 32.2 and 21 U.S.C. § 853(n)(2) requesting a hearing to adjudicate the validity of the interest of the third parties in those properties;

AND WHEREAS, the government sent written notice, which advised the recipients of their right to file petitions with the Court pursuant to Fed. R. Crim. P. 32.2 and 21 U.S.C. § 853(n)(2), to all third persons who reasonably appear to be potential claimants with standing in third party ancillary proceedings to contest the forfeiture of the specific property set forth in the preliminary orders of forfeiture;

AND WHEREAS, no third party petitions were filed;

AND WHEREAS, the Court finds pursuant to Fed. R. Crim. P. 32.2(c)(2) that defendants had an interest in the specific property set forth in the preliminary orders of forfeiture (which specific property is also set forth below in this final order of forfeiture);

IT IS THEREFORE HEREBY ORDERED, ADJUDGED AND DECREED that:

1. All right, title and interest in the specific property set forth below (the "Forfeitable Property"), including all right, title and interest of any third parties in the Forfeitable Property, is hereby condemned, forfeited and vested

1 in the United States of America, which shall have clear title to  
2 the Forfeitable Property. The Forfeitable Property consists of  
3 the real property with Assessor's Parcel Number 931-822-43,  
4 commonly known as 18978 Northern Dancer Lane, Yorba Linda, CA  
5 92886, with title held by Nova Belle Trust, Trustee Alex Young  
6 and with the following legal description:

7 Parcel No. 1:

8 Unit 87 (the "Unit") as shown and described in the  
9 Phase 8 Condominium Plan (together with any amendments  
10 thereto, collectively, the "Plan") for portions of  
11 Lots 7 and 8 of Tract No. 16559 which Tract is shown  
12 on the Subdivision Map ("Map") filed in Book 863, at  
13 Pages 15 to 21, inclusive, of Miscellaneous Maps, in  
the Office of the Orange County Recorder, which Plan  
was recorded on October 24, 2005, as Instrument No.  
2005000851424 in Official Records of Orange County  
("Official Records").

14 EXCEPTING THEREFROM, all minerals, oil, gas,  
15 petroleum, other hydrocarbons and all underground  
16 water in or under or which may be produced from said  
17 land which underlies a plane parallel to and 250 feet  
18 below the present surface of said land for the purpose  
19 of prospecting for, the exploration, development,  
20 production, extraction and taking of said, oil, gas,  
21 petroleum, other hydrocarbons and water from said land  
22 by means of mines, wells, derricks and/or other  
23 equipment from surface locations on adjoining or  
24 neighboring land  
25 or lying outside of the above described land, it being  
understood that the owner of such minerals, oil, gas,  
petroleum, other hydrocarbons and water, as set forth  
above, shall have no right to enter upon the surface  
of the above described land nor to use any of the said  
land or any portion thereof above said plane parallel  
to and 250 feet below the present surface of the land  
for any purpose whatsoever, as reserved in the deed  
recorded June 15, 2000 as Instrument No, 20000317120,  
and document recorded May 28, 2004 as Instrument No.  
2004000488028, both of Official Records.

26 RESERVING THEREFROM, for the benefit of Grantor, its  
27 successors in interest, assigns and others, easements  
28 for access, ingress, egress, encroachment, support,  
maintenance, drainage, repair, and for other purposes,  
all as may be shown on the Plan and the Map, and as

described in the Amended and Restated Master Declaration of Restrictions and Reservation of Easements for The Vista del Verde Master Planned Community, recorded on October 3, 2001, as Instrument No. 20010698561 and re-recorded October 10, 2001 as Instrument No. 20010714115 (together with any amendments thereto, collectively, the "Master Declaration"), the Declaration of Annexation and Partial Assignment of Declarant Rights, recorded on June 15, 2005, as Instrument No. 2005000462843, (together with any amendments thereto, collectively, the "Declaration of Annexation"), the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for San Lorenzo at Vista del Verde, which was recorded on January 13, 2005, as Instrument No. 2005000032802 (together with any amendments thereto, collectively, the "Declaration"), and the Notice of Addition and Supplemental Declaration of Covenants, Conditions and Restrictions for San Lorenzo at Vista Del Verde (Phase 8), which was recorded on October 24, 2005, as Instrument No. 2005000851425 (together with any amendments thereto, collectively, the "Notice"), all in Official Records.

ALSO FURTHER RESERVING THEREFROM, the right to enter the Unit (i) to complete and repair any improvements or landscaping located thereon as determined necessary by Grantor, in its sole discretion, (ii) to comply with requirements for the recordation of the Map or the grading or construction of the Properties, as defined in the Declaration, or (iii) to comply with requirements of applicable governmental agencies. Grantor shall provide reasonable notice to Grantee before such entry. If this reservation of right of entry is not complied with by Grantee, Grantor may enforce this right of entry in a court of law. Grantee shall be responsible for all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire eleven (11) years from the date of recordation of this Grant Deed.

PARCEL NO. 2:

An undivided one-twentieth (1/20) fee simple interest as a tenant-in-common in and to the Common Area described in the Plan.

PARCEL NO. 3:

Exclusive easements for the benefit of the Unit appurtenant to Parcel Nos. 1 and 2 described above,

1 for balcony, patio, courtyard, yard, driveway, attic  
2 heater, and air conditioning compressor pad purposes,  
3 as applicable, over those portions of the Association  
Property shown on the Plan or as described in the  
Declaration.

4 PARCEL NO. 4:

5 Nonexclusive easements for access, drainage, support,  
6 encroachment, maintenance, repair, and for other  
7 purposes, all as may be shown on the Plan and the Map,  
8 and as described in the Master Declaration, the  
Declaration of Annexation, the Declaration and the  
Notice.

9 SUBJECT TO:

10 1. Nondelinquent general and special real property  
11 taxes, and special assessments;

12 2. All other covenants, conditions, restrictions,  
13 easements, reservations, rights and rights-of-way of  
14 record, including without limitation, the Master  
Declaration, the Declaration of Annexation, the  
Declaration, the Notice, the Plan and the Map;

15 3. All (i) matters discoverable or ascertainable by  
16 inspection or survey of the Unit, (ii) zoning  
ordinances and regulations and any other laws,  
17 ordinances or governmental regulations restricting the  
18 use, occupancy or enjoyment of the Unit, and (iii) any  
other matters already permitted or approved by  
Grantee;

19 4. The Master Declaration of Covenants for Title 7 &  
20 Dispute Resolution for San Lorenzo at Vista del Verde,  
21 recorded on January 13, 2005, as Instrument No.  
2005000032804 in the Official Records, as amended or  
restated (the "Master Title 7 Declaration"); and

22 5. The Notice of Non-Adversarial Procedure and  
23 Individual Declaration of Covenants for Title 7 &  
24 Dispute Resolution for San Lorenzo at Vista del Verde,  
25 recorded concurrently herewith, as amended or restated  
(the "Individual Title 7 Declaration").

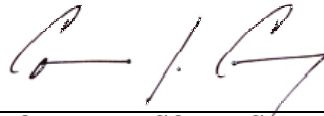
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2. The government shall dispose of the Forfeitable  
Property in accordance with law.

Dated: January 28, 2020



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THE HONORABLE CORMAC J. CARNEY  
UNITED STATES DISTRICT JUDGE

Presented By:

NICOLA T. HANNA  
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Assistant United States Attorney  
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UNITED STATES OF AMERICA